



**BUREAU OF ADMINISTRATION  
OFFICE OF THE STATE ENGINEER**

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**REQUESTS FOR STATEMENTS OF INTERESTS  
COMMISSIONING SERVICES**

DATE: October 27, 2015

FROM: Kristi Honeywell, P.E.

RE: Trojan Center Student Union & Hospital to the Student Services/ Housing  
Commissioning Services  
Dakota State University  
Madison, South Dakota  
OSE #R0413—02X & #R0415—02X

The Office of the State Engineer, on behalf of Dakota State University, is soliciting Statements of Interest from firms interested in providing professional commissioning services for the project referenced above. Your firm has expressed interest in projects of this size and type in the Madison area.

The project scope involves renovating the current Trojan Center which is 33,975 sq. ft. and constructing new areas for a total of 45,297 sq ft. The current Trojan center contains a student lounge, gaming area, student organization offices, and various student services, only foodservice on campus, Einstein Bagels, convenience store, and bookstore. The project is envisioned to be in phases with the renovations being done during the summer and new construction being done anytime. The architect of record is Perspective of Sioux Falls, SD. Goals for the project are to begin construction by Spring of 2016, and complete for the Fall of 2017.

The current Madison Community Hospital is 84,411 sq ft and we will be renovating and demoing parts of the building to make a New Residence Hall and a Student Engagement Center. The hall is projected to have around 109 beds, study rooms, and a kitchen. The Student Engagement center is to include an active lounge, career services, and a student success center. The architect of record is Koch Hazard of Sioux Falls, SD. Goals for the hospital are to begin construction during the Summer of 2016 and conclude before Fall of 2017. The project sites are to the northwest and southwest of the Washington Ave N and NE 8<sup>th</sup> St intersection.

Both of these projects will be delivered using the Construction Manager-At-Risk method using Journey. Both projects are starting schematic design currently. The projects are being designed, constructed, and registered in accordance with the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED 4.0) rating. Both projects have not been determined if LEED is going

to be reachable. The projects will either have fundamental or enhanced commissioning depending on LEED requirements. The construction cost for the Trojan Center is approximately \$6 Million and \$5.5 Million for the Hospital.

Firms wishing to be considered for providing professional commissioning services for this project should send a Statement of Interest that outlines their qualifications and relevant experience for this project. Statements of Interest should include at a minimum:

- Specialized expertise, capabilities, and technical competence as demonstrated by the proposed approach and methodology to meet the project requirements (20%)
- Resources available to perform the work, including any specialized services, within the specified time limits for the project. Include resumes of all personnel who will be assigned to this project for the entire duration (25%)
- Record of past performance, including price and cost data from previous projects, quality of work, ability to meet schedules, cost control, and contract administration (15%)
- Ability and proven history in handling special project constraints. (15%)
- Proposed project management techniques (15%)
- Availability to project locale (5%)
- Familiarity with project locale (5%)

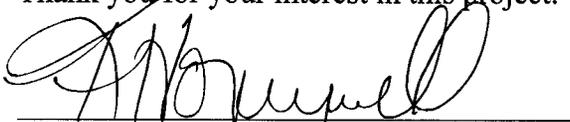
The firm for this project shall be selected by the OSE project engineer and members of DSU Facilities and Services based upon the contents of the Statement of Interest. Questions or requests for additional information about the project and the areas of work may be directed to Eric Rulofson at the Office of Facilities & Services (p. 605-256-5223/ Eric.Rulofson@dsu.edu), or to Nick Rezac at the Office of the State Engineer (p. 605-773-5981/ Nick.Rezac@state.sd.us).

Copies of the Statement of Interest shall be submitted by recyclable hard copy and in digital format (pdf) by 5:00 pm CDT, November 6, 2015 as directed to each of the following:

Nick Rezac (**1 hard copy, 1 CD or thumbdrive**)  
Office of the State Engineer  
523 East Capitol  
Pierre, South Dakota, 57501-3182

Eric Rulofson (**2 hard copies and 1 pdf**)  
DSU Facilities and Services  
820 N Washington Ave.  
Madison, SD 57042

Thank you for your interest in this project.



KRISTI HONEYWELL, P.E.  
State Engineer  
Office of the State Engineer

Cc: Eric Rulofson, DSU  
Corey Braskamp, DSU  
Nick Rezac, OSE  
OSE Project File